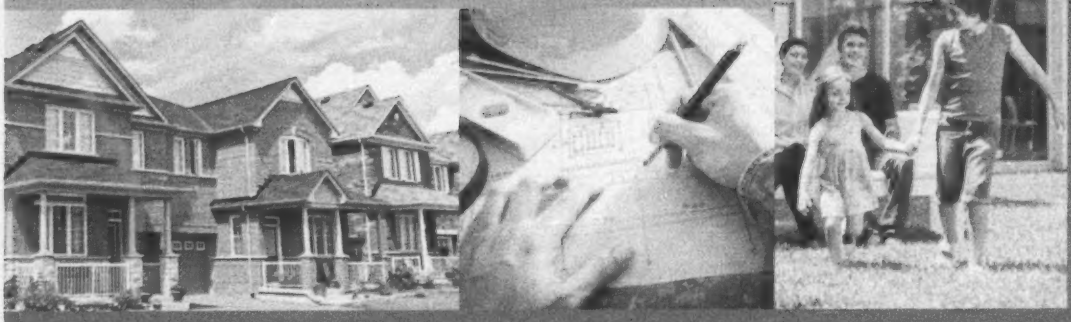
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Montréal CMA

Date Released: November 2015



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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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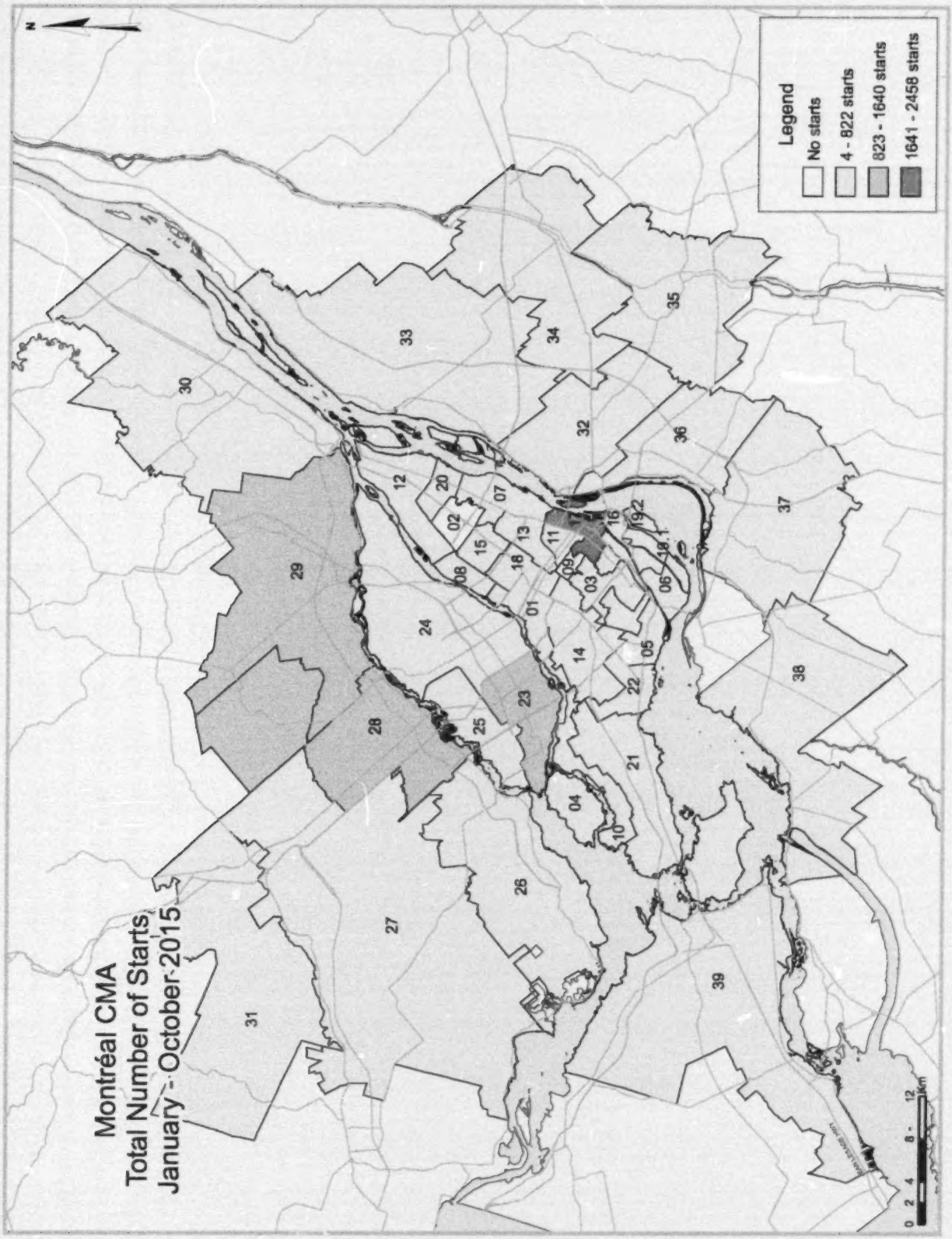
Montréal CMA
Total Number of Starts
January - October 2015
Legend
No starts
4 - 822 starts
823 - 1640 starts
1641 - 2458 starts
N
0 2 4 8 12 km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) October 2015		
Montreal CMA[1]	September2015	October 2015
Trend[2]	21,665	23,588
SAAR	39,720	22,147
	October 2014	October 2015
Actual		
October - Single-Detached	231	221
October - Multiples	1,470	1,648
October - Total	1,701	1,869
January to October - Single-Detached	2,278	1,985
January to October - Multiples	12,451	13,147
January to October - Total	14,729	15,132

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2015	221	50	60	0	24	969	0	480	1,869
October 2014	231	46	108	0	23	1,010	0	283	1,701
% Change	-4.3	8.7	-44.4	n/a	4.3	-4.1	n/a	69.6	9.9
Year-to-date 2015	1,985	540	480	0	254	6,313	2	5,295	15,132
Year-to-date 2014	2,278	610	648	0	89	8,442	3	2,174	14,729
% Change	-12.9	-11.5	-25.9	n/a	185.4	-25.2	-33.3	143.6	2.7
UNDER CONSTRUCTION									
October 2015	929	322	394	0	195	11,237	0	6,093	19,856
October 2014	1,075	299	607	0	74	10,564	0	2,729	15,754
% Change	-13.6	7.7	-35.1	n/a	163.5	6.4	n/a	123.3	26.0
COMPLETIONS									
October 2015	252	44	40	0	14	499	0	335	1,219
October 2014	258	90	27	0	11	1,093	0	73	1,630
% Change	-2.3	-51.1	48.1	n/a	27.3	-54.3	n/a	**	-25.2
Year-to-date 2015	2,099	518	725	0	162	5,386	0	2,682	11,721
Year-to-date 2014	2,503	708	437	0	143	10,053	9	1,966	15,957
% Change	-16.1	-26.8	65.9	n/a	13.3	-46.4	-100.0	36.4	-26.5
COMPLETED & NOT ABSORBED									
October 2015	350	200	217	0	66	2,410	n/a	n/a	3,243
October 2014	362	205	141	0	35	2,765	n/a	n/a	3,508
% Change	-3.3	-2.4	53.9	n/a	88.6	-12.8	n/a	n/a	-7.6
ABSORBED									
October 2015	260	34	57	0	24	561	n/a	n/a	936
October 2014	278	65	43	0	12	932	n/a	n/a	1,330
% Change	-6.5	-47.7	32.6	n/a	100.0	-39.8	n/a	n/a	-29.6
Year-to-date 2015	2,115	548	692	0	138	5,776	n/a	n/a	9,269
Year-to-date 2014	2,537	656	460	0	128	9,311	n/a	n/a	13,092
% Change	-16.6	-16.5	50.4	n/a	7.8	-38.0	n/a	n/a	-29.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
October 2015	20	2	0	0	8	359	0	311	700
October 2014	14	4	57	0	0	704	0	31	810
Laval									
October 2015	11	0	0	0	12	114	0	6	143
October 2014	19	6	3	0	0	17	0	8	53
North Shore									
October 2015	100	14	26	0	4	358	0	87	654
October 2014	114	12	17	0	20	84	0	158	405
South Shore									
October 2015	62	30	11	0	0	92	0	66	261
October 2014	60	24	15	0	0	150	0	80	329
Vaudreuil-Soulanges									
October 2015	28	4	23	0	0	46	0	10	111
October 2014	24	0	16	0	3	55	0	6	104
Montréal CMA									
October 2015	221	50	60	0	24	969	0	480	1,869
October 2014	231	46	108	0	23	1,010	0	283	1,701
UNDER CONSTRUCTION									
Island of Montréal									
October 2015	97	36	109	0	80	7,332	0	2,557	10,566
October 2014	109	54	176	0	6	7,175	0	1,208	9,134
Laval									
October 2015	64	10	33	0	20	1,045	0	409	1,747
October 2014	112	27	79	0	8	771	0	130	1,127
North Shore									
October 2015	370	80	91	0	45	1,652	0	1,564	3,967
October 2014	463	52	157	0	33	1,169	0	682	2,556
South Shore									
October 2015	268	156	85	0	27	979	0	1,495	3,010
October 2014	267	134	120	0	24	1,250	0	672	2,467
Vaudreuil-Soulanges									
October 2015	130	40	76	0	23	229	0	68	566
October 2014	124	32	75	0	3	199	0	37	470
Montréal CMA									
October 2015	929	322	394	0	195	11,237	0	6,093	19,856
October 2014	1,075	299	607	0	74	10,564	0	2,729	15,754

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
October 2015	18	0	6	0	0	241	0	216	516
October 2014	27	24	2	0	8	342	0	3	484
Laval									
October 2015	23	6	6	0	6	6	0	0	47
October 2014	21	4	0	0	0	58	0	0	83
North Shore									
October 2015	108	20	10	0	3	34	0	72	247
October 2014	119	30	13	0	0	262	0	24	448
South Shore									
October 2015	78	16	18	0	5	212	0	41	370
October 2014	75	24	7	0	3	355	0	39	503
Vaudreuil-Soulanges									
October 2015	25	2	0	0	0	6	0	6	39
October 2014	16	8	5	0	0	76	0	7	112
Montréal CMA									
October 2015	252	44	40	0	14	499	0	335	1,219
October 2014	258	90	27	0	11	1,093	0	73	1,630
COMPLETED & NOT ABSORBED									
Island of Montréal									
October 2015	7	21	22	0	0	945	n/a	n/a	995
October 2014	16	36	21	0	4	1,200	n/a	n/a	1,277
Laval									
October 2015	36	34	33	0	11	286	n/a	n/a	400
October 2014	39	21	27	0	5	277	n/a	n/a	369
North Shore									
October 2015	207	54	97	0	31	563	n/a	n/a	952
October 2014	215	56	52	0	8	592	n/a	n/a	923
South Shore									
October 2015	79	84	50	0	22	563	n/a	n/a	798
October 2014	71	83	28	0	13	608	n/a	n/a	803
Vaudreuil-Soulanges									
October 2015	21	7	15	0	2	53	n/a	n/a	98
October 2014	21	9	13	0	5	88	n/a	n/a	136
Montréal CMA									
October 2015	350	200	217	0	66	2,410	n/a	n/a	3,243
October 2014	362	205	141	0	35	2,765	n/a	n/a	3,508

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
October 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
October 2015	19	2	7	0	0	235	n/a	n/a	263
October 2014	32	18	7	0	8	282	n/a	n/a	347
Laval									
October 2015	20	1	13	0	5	28	n/a	n/a	67
October 2014	10	0	7	0	0	69	n/a	n/a	86
North Shore									
October 2015	121	14	18	0	16	119	n/a	n/a	288
October 2014	126	18	13	0	2	229	n/a	n/a	388
South Shore									
October 2015	75	15	16	0	3	173	n/a	n/a	282
October 2014	73	22	11	0	2	284	n/a	n/a	392
Vaudreuil-Soulanges									
October 2015	25	2	3	0	0	6	n/a	n/a	36
October 2014	37	7	5	0	0	68	n/a	n/a	117
Montréal CMA									
October 2015	260	34	57	0	24	561	n/a	n/a	936
October 2014	278	65	43	0	12	932	n/a	n/a	1,330

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	% Change
Zone 1	0	1	0	0	0	0	0	2	0	3	-100.0
Zone 2	0	0	0	0	0	0	0	2	0	2	-100.0
Zone 3	0	0	0	0	0	0	0	56	0	56	-100.0
Zone 4	2	0	0	0	0	0	0	0	2	0	n/a
Zone 5	1	0	0	0	0	0	0	16	1	16	-93.8
Zone 6	0	1	0	0	5	0	0	149	5	150	-96.7
Zone 7	0	0	0	0	0	0	38	18	38	18	111.1
Zone 8	1	0	0	0	0	0	21	0	22	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	2	0	0	9	0	5	2	14	-85.7
Zone 11	0	0	0	0	0	0	0	0	0	0	n/a
Zone 12	14	2	0	2	0	0	28	0	42	4	**
Zone 13	0	0	0	2	3	22	0	143	3	167	-98.2
Zone 14	0	4	0	0	0	0	0	0	0	4	-100.0
Zone 15	0	0	0	0	0	0	0	0	0	0	n/a
Zone 16	0	0	0	0	0	0	0	25	0	25	-100.0
Zone 17	0	0	0	0	0	0	532	135	532	135	**
Zone 18	0	1	0	0	0	0	8	42	8	43	-81.4
Zone 19.1	0	0	0	0	0	0	5	5	5	5	0.0
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	2	1	0	0	0	0	38	81	40	82	-51.2
Zone 22	0	4	0	0	0	22	0	60	0	86	-100.0
Zone 23	5	8	0	0	12	0	108	0	125	8	**
Zone 24	4	5	0	4	0	3	12	20	16	32	-50.0
Zone 25	2	6	0	2	0	0	0	5	2	13	-84.6
Zone 26	12	11	0	0	0	0	18	133	30	144	-79.2
Zone 27	25	28	0	6	15	0	169	37	209	71	194.4
Zone 28	13	10	2	2	0	26	87	30	102	68	50.0
Zone 29	20	17	6	4	7	8	89	12	122	41	197.6
Zone 30	8	13	4	0	0	0	23	0	35	13	169.2
Zone 31	22	35	2	0	0	3	132	30	156	68	129.4
Zone 32	16	9	6	2	7	0	57	66	86	77	11.7
Zone 33	12	9	6	0	0	0	25	72	43	81	-46.9
Zone 34	4	8	0	0	0	0	6	0	10	8	25.0
Zone 35	13	10	6	4	0	0	16	45	35	59	-40.7
Zone 36	3	11	0	2	0	0	32	25	35	38	-7.9
Zone 37	8	5	12	12	0	7	25	9	45	33	36.4
Zone 38	6	8	0	4	0	0	1	21	7	33	-78.8
Zone 39	28	24	4	0	23	19	56	61	111	104	6.7
Montréal CMA	221	231	50	46	72	119	1,526	1,305	1,869	1,701	9.9

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Zone 1	2	4	0	12	6	0	71	149	79	165	-52.1
Zone 2	0	0	0	2	0	0	0	2	0	4	-100.0
Zone 3	1	2	0	0	3	0	545	135	549	137	**
Zone 4	16	6	0	16	0	0	0	0	16	22	-27.3
Zone 5	1	0	0	0	0	0	122	34	123	34	**
Zone 6	0	1	8	2	36	19	27	305	71	327	-78.3
Zone 7	10	6	0	14	15	15	303	276	328	311	5.5
Zone 8	5	2	6	2	0	0	34	28	45	32	40.6
Zone 9	0	0	0	0	0	0	0	13	0	13	-100.0
Zone 10	8	23	2	4	4	9	0	68	14	104	-86.5
Zone 11	0	1	2	0	0	0	72	121	74	122	-39.3
Zone 12	27	26	6	6	7	0	94	142	134	174	-23.0
Zone 13	1	2	0	2	25	33	306	740	332	777	-57.3
Zone 14	3	7	0	0	20	32	106	151	129	190	-32.1
Zone 15	7	4	0	6	0	0	2	0	9	10	-10.0
Zone 16	2	1	0	2	0	0	258	329	260	332	-21.7
Zone 17	1	0	0	0	17	0	2,440	2,938	2,458	2,938	-16.3
Zone 18	1	8	0	4	0	0	68	304	69	316	-78.2
Zone 19.1	1	0	0	0	0	0	48	113	49	113	-56.6
Zone 19.2	0	1	0	0	0	7	194	0	194	8	**
Zone 20	0	0	0	0	0	0	4	6	4	6	-33.3
Zone 21	22	22	0	12	22	4	52	134	96	172	-44.2
Zone 22	15	13	2	0	0	28	33	179	50	220	-77.3
Zone 23	55	64	12	10	22	38	763	341	852	453	88.1
Zone 24	59	75	10	12	34	68	498	118	601	273	120.1
Zone 25	31	42	22	20	21	13	21	16	95	91	4.4
Zone 26	106	131	12	2	13	0	132	229	263	362	-27.3
Zone 27	242	304	10	22	29	41	375	433	656	800	-18.0
Zone 28	91	108	26	50	40	31	1,027	365	1,184	554	113.7
Zone 29	166	175	50	26	69	73	961	368	1,246	642	94.1
Zone 30	103	151	44	36	12	10	160	158	319	355	-10.1
Zone 31	215	306	24	26	16	50	471	602	726	984	-26.2
Zone 32	117	104	30	58	47	49	386	671	580	882	-34.2
Zone 33	65	44	10	16	4	0	302	333	381	393	-3.1
Zone 34	78	85	4	8	0	22	87	129	169	244	-30.7
Zone 35	115	114	64	56	4	15	294	217	477	402	18.7
Zone 36	38	54	34	14	28	9	456	244	556	321	73.2
Zone 37	71	71	86	72	63	45	360	175	580	363	59.8
Zone 38	61	114	36	44	18	23	618	234	733	415	76.6
Zone 39	249	207	44	56	95	70	243	335	631	668	-5.5
Montréal CMA	1,985	2,278	544	612	670	704	11,933	11,135	15,132	14,729	2.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Zone 1	0	0	0	0	0	2	0	0
Zone 2	0	0	0	0	0	2	0	0
Zone 3	0	0	0	0	0	56	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	16
Zone 6	5	0	0	0	0	149	0	0
Zone 7	0	0	0	0	30	18	8	0
Zone 8	0	0	0	0	21	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	9	0	0	0	5	0	0
Zone 11	0	0	0	0	0	0	0	0
Zone 12	0	0	0	0	22	0	6	0
Zone 13	3	22	0	0	0	135	0	8
Zone 14	0	0	0	0	0	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	18	0	7
Zone 17	0	0	0	0	235	135	297	0
Zone 18	0	0	0	0	8	42	0	0
Zone 19.1	0	0	0	0	5	5	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	0	0	0	38	81	0	0
Zone 22	0	22	0	0	0	60	0	0
Zone 23	12	0	0	0	102	0	6	0
Zone 24	0	3	0	0	12	12	0	8
Zone 25	0	0	0	0	0	5	0	0
Zone 26	0	0	0	0	0	9	18	124
Zone 27	15	0	0	0	163	34	6	3
Zone 28	0	26	0	0	85	30	2	0
Zone 29	7	8	0	0	87	11	2	1
Zone 30	0	0	0	0	23	0	0	0
Zone 31	0	3	0	0	8	0	59	30
Zone 32	7	0	0	0	9	60	48	6
Zone 33	0	0	0	0	8	24	17	48
Zone 34	0	0	0	0	6	0	0	0
Zone 35	0	0	0	0	16	38	0	7
Zone 36	0	0	0	0	32	24	0	1
Zone 37	0	7	0	0	25	0	0	9
Zone 38	0	0	0	0	0	12	1	9
Zone 39	23	19	0	0	46	55	10	6
Montréal CMA	72	119	0	0	981	1,022	480	283

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Zone 1	6	0	0	0	36	66	35	4
Zone 2	0	0	0	0	0	2	0	0
Zone 3	3	0	0	0	164	91	381	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	119	7	3	27
Zone 6	36	19	0	0	18	305	9	0
Zone 7	15	15	0	0	162	165	95	111
Zone 8	0	0	0	0	24	28	10	0
Zone 9	0	0	0	0	0	13	0	0
Zone 10	4	9	0	0	0	65	0	3
Zone 11	0	0	0	0	39	90	13	31
Zone 12	7	0	0	0	69	60	25	25
Zone 13	25	33	0	0	290	550	16	190
Zone 14	20	32	0	0	106	151	0	0
Zone 15	0	0	0	0	2	0	0	0
Zone 16	0	0	0	0	245	266	13	21
Zone 17	17	0	0	0	1,724	2,726	684	30
Zone 18	0	0	0	0	23	239	45	30
Zone 19.1	0	0	0	0	48	62	0	5
Zone 19.2	0	7	0	0	194	0	0	0
Zone 20	0	0	0	0	0	6	4	0
Zone 21	22	4	0	0	46	134	6	0
Zone 22	0	28	0	0	30	176	3	3
Zone 23	22	38	0	0	443	320	320	21
Zone 24	34	68	0	0	299	50	199	68
Zone 25	21	13	0	0	7	13	14	3
Zone 26	13	0	0	0	98	96	34	133
Zone 27	29	38	0	3	261	253	114	180
Zone 28	40	31	0	0	320	283	707	82
Zone 29	69	73	0	0	245	339	716	29
Zone 30	12	10	0	0	41	136	19	22
Zone 31	16	50	0	0	144	157	262	445
Zone 32	47	49	0	0	126	432	260	239
Zone 33	4	0	0	0	126	218	176	115
Zone 34	0	22	0	0	67	123	20	6
Zone 35	4	15	0	0	221	199	73	18
Zone 36	28	9	0	0	256	226	200	18
Zone 37	63	45	0	0	171	94	189	81
Zone 38	18	23	0	0	41	72	577	162
Zone 39	95	70	0	0	170	263	73	72
Montréal CMA	670	701	0	3	6,375	8,476	5,295	2,174

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Zone 1	0	3	0	0	0	0	0	3
Zone 2	0	2	0	0	0	0	0	2
Zone 3	0	0	0	56	0	0	0	56
Zone 4	2	0	0	0	0	0	2	0
Zone 5	1	0	0	0	0	16	1	16
Zone 6	0	1	5	149	0	0	5	150
Zone 7	0	0	30	18	8	0	38	18
Zone 8	1	0	21	0	0	0	22	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	2	9	0	5	0	0	2	14
Zone 11	0	0	0	0	0	0	0	0
Zone 12	14	4	22	0	6	0	42	4
Zone 13	0	24	3	135	0	8	3	167
Zone 14	0	4	0	0	0	0	0	4
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	18	0	7	0	25
Zone 17	0	0	235	135	297	0	532	135
Zone 18	0	1	8	42	0	0	8	43
Zone 19.1	0	0	5	5	0	0	5	5
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	2	1	38	81	0	0	40	82
Zone 22	0	26	0	60	0	0	0	86
Zone 23	5	8	114	0	6	0	125	8
Zone 24	4	12	12	12	0	8	16	32
Zone 25	2	8	0	5	0	0	2	13
Zone 26	12	11	0	9	18	124	30	144
Zone 27	46	34	157	34	6	3	209	71
Zone 28	15	18	85	50	2	0	102	68
Zone 29	29	29	91	11	2	1	122	41
Zone 30	14	13	21	0	0	0	35	13
Zone 31	24	38	8	0	59	30	156	68
Zone 32	29	19	9	52	48	6	86	77
Zone 33	18	9	8	24	17	48	43	81
Zone 34	4	8	6	0	0	0	10	8
Zone 35	23	14	12	38	0	7	35	59
Zone 36	3	13	32	24	0	1	35	38
Zone 37	20	24	25	0	0	9	45	33
Zone 38	6	12	0	12	1	9	7	33
Zone 39	55	40	46	58	10	6	111	104
Montréal CMA	331	385	993	1,033	480	283	1,869	1,701

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - October 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Zone 1	12	18	32	64	35	4	79	165
Zone 2	0	4	0	0	0	0	0	4
Zone 3	3	2	165	91	381	0	549	137
Zone 4	16	22	0	0	0	0	16	22
Zone 5	1	0	119	7	3	27	123	34
Zone 6	8	22	54	305	9	0	71	327
Zone 7	12	35	175	165	95	111	328	311
Zone 8	11	4	24	28	10	0	45	32
Zone 9	0	0	0	13	0	0	0	13
Zone 10	14	36	0	65	0	3	14	104
Zone 11	2	3	39	88	13	31	74	122
Zone 12	40	32	69	60	25	25	134	174
Zone 13	23	35	293	552	16	190	332	777
Zone 14	8	39	121	151	0	0	129	190
Zone 15	7	10	2	0	0	0	9	10
Zone 16	2	3	245	266	13	21	260	332
Zone 17	1	0	1,741	2,726	684	30	2,458	2,938
Zone 18	7	14	17	237	45	30	69	316
Zone 19.1	1	0	48	62	0	5	49	113
Zone 19.2	0	8	194	0	0	0	194	8
Zone 20	0	0	0	6	4	0	4	6
Zone 21	44	38	46	134	6	0	96	172
Zone 22	17	41	30	176	3	3	50	220
Zone 23	79	104	453	328	320	21	852	453
Zone 24	87	152	313	53	201	68	601	273
Zone 25	74	75	7	13	14	3	95	91
Zone 26	127	133	102	96	34	133	263	362
Zone 27	295	362	247	255	114	183	656	800
Zone 28	132	173	345	299	707	82	1,184	554
Zone 29	260	266	270	347	716	29	1,246	642
Zone 30	163	197	37	136	19	22	319	355
Zone 31	255	382	144	157	262	445	726	984
Zone 32	176	186	144	457	260	239	580	882
Zone 33	79	60	126	218	176	115	381	393
Zone 34	82	111	67	127	20	6	169	244
Zone 35	183	185	221	199	73	18	477	402
Zone 36	92	79	264	224	200	18	556	321
Zone 37	217	188	174	94	189	81	580	363
Zone 38	108	181	48	72	577	162	733	415
Zone 39	367	336	191	260	73	72	631	668
Montréal CMA	3,005	3,536	6,567	8,531	5,297	2,177	15,132	14,729

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	% Change
Zone 1	0	0	0	4	0	0	7	0	7	4	75.0
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	1	0	0	0	0	0	0	0	1	0	n/a
Zone 4	1	2	0	6	0	0	0	0	1	8	-87.5
Zone 5	0	0	0	0	0	0	0	74	0	74	-100.0
Zone 6	0	0	0	2	0	0	0	0	0	2	-100.0
Zone 7	1	3	0	0	0	8	0	8	1	19	-94.7
Zone 8	0	0	0	4	0	0	24	14	24	18	33.3
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	3	2	0	2	0	0	0	0	3	4	-25.0
Zone 11	0	0	0	0	0	0	0	0	0	0	n/a
Zone 12	4	5	0	2	0	0	12	12	16	19	-15.8
Zone 13	0	0	0	0	0	0	208	160	208	160	30.0
Zone 14	1	1	0	0	0	0	0	20	1	21	-95.2
Zone 15	0	2	0	2	0	0	0	0	0	4	-100.0
Zone 16	1	0	0	0	0	0	0	0	1	0	n/a
Zone 17	0	0	0	0	0	0	149	78	149	78	91.0
Zone 18	1	1	0	0	0	0	66	24	67	25	168.0
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	1	0	0	0	0	0	0	0	1	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	3	6	0	2	0	0	32	0	35	8	**
Zone 22	1	5	0	0	0	0	0	35	1	40	-97.5
Zone 23	14	10	2	0	6	0	0	7	22	17	29.4
Zone 24	8	7	2	0	6	0	6	51	22	58	-62.1
Zone 25	1	4	2	4	0	0	0	0	3	8	-62.5
Zone 26	16	14	4	0	5	0	0	22	25	36	-30.6
Zone 27	28	29	0	2	0	0	27	45	55	76	-27.6
Zone 28	17	3	4	6	0	0	0	55	21	64	-67.2
Zone 29	12	24	8	2	6	13	14	147	40	186	-78.5
Zone 30	13	21	2	8	0	0	40	1	55	30	83.3
Zone 31	22	28	2	12	0	0	27	16	51	56	-8.9
Zone 32	16	9	4	2	4	3	96	184	120	198	-39.4
Zone 33	14	6	2	2	0	0	14	14	30	22	36.4
Zone 34	9	16	0	2	0	0	6	0	15	18	-16.7
Zone 35	14	17	2	6	0	0	35	16	51	39	30.8
Zone 36	3	3	2	0	8	0	65	139	78	142	-45.1
Zone 37	12	8	4	6	4	7	36	19	56	40	40.0
Zone 38	10	16	2	6	5	0	3	22	20	44	-54.5
Zone 39	25	16	2	8	0	5	12	83	39	112	-65.2
Montréal CMA	252	258	44	90	44	36	879	1,246	1,219	1,630	-25.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Zone 1	3	5	6	4	0	0	295	89	304	98	**
Zone 2	0	2	0	2	0	0	0	0	0	4	-100.0
Zone 3	2	0	0	2	0	0	217	401	219	403	-45.7
Zone 4	11	9	0	20	0	0	0	3	11	32	-65.6
Zone 5	0	2	0	0	0	0	10	270	10	272	-96.3
Zone 6	1	0	0	4	19	3	291	177	311	184	69.0
Zone 7	5	6	4	12	14	35	254	382	277	435	-36.3
Zone 8	2	1	2	4	0	0	33	149	37	154	-76.0
Zone 9	0	3	0	0	0	0	0	0	0	3	-100.0
Zone 10	19	22	0	4	11	0	40	5	70	31	125.8
Zone 11	3	1	0	0	0	0	94	51	97	52	86.5
Zone 12	16	29	4	22	0	0	117	202	137	253	-45.8
Zone 13	3	3	0	0	44	0	295	686	342	689	-50.4
Zone 14	13	10	0	6	48	37	120	245	181	298	-39.3
Zone 15	6	14	4	14	0	3	0	0	10	31	-67.7
Zone 16	2	2	0	0	0	0	301	167	303	169	79.3
Zone 17	1	0	0	0	0	0	1,288	1,663	1,289	1,663	-22.5
Zone 18	3	3	4	2	0	0	174	339	181	344	-47.4
Zone 19.1	1	0	0	2	0	5	66	11	67	18	**
Zone 19.2	2	0	0	0	0	16	0	424	2	440	-99.5
Zone 20	0	0	0	0	0	0	12	0	12	0	n/a
Zone 21	28	18	4	10	0	0	83	44	115	72	59.7
Zone 22	17	27	2	2	22	14	146	261	187	304	-38.5
Zone 23	73	71	14	12	27	24	242	610	356	717	-50.3
Zone 24	71	78	16	10	59	45	177	538	323	671	-51.9
Zone 25	45	38	22	24	20	19	25	38	112	119	-5.9
Zone 26	117	125	10	16	9	0	239	187	375	328	14.3
Zone 27	272	333	18	8	35	31	366	491	691	863	-19.9
Zone 28	93	120	22	48	45	40	338	420	498	628	-20.7
Zone 29	175	182	44	22	98	45	171	522	488	771	-36.7
Zone 30	108	172	32	50	28	0	153	155	321	377	-14.9
Zone 31	246	378	20	44	29	46	736	377	1,031	845	22.0
Zone 32	90	77	36	92	74	68	495	734	695	971	-28.4
Zone 33	60	44	8	34	0	0	368	291	436	369	18.2
Zone 34	75	94	4	10	9	21	88	382	176	507	-65.3
Zone 35	100	129	54	64	10	8	222	155	386	356	8.4
Zone 36	42	67	20	10	29	20	181	1,020	272	1,117	-75.6
Zone 37	67	73	98	54	69	28	166	178	400	333	20.1
Zone 38	92	140	46	52	28	4	184	189	350	385	-9.1
Zone 39	235	225	24	52	99	64	291	310	649	651	-0.3
Montréal CMA	2,099	2,503	518	712	826	576	8,278	12,166	11,721	15,957	-26.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Zone 1	0	0	0	0	0	0	7	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	74	0	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	8	0	0	0	5	0	3
Zone 8	0	0	0	0	24	14	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	0	0	0
Zone 12	0	0	0	0	3	12	9	0
Zone 13	0	0	0	0	29	160	179	0
Zone 14	0	0	0	0	0	20	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	0	0
Zone 17	0	0	0	0	149	0	0	0
Zone 18	0	0	0	0	10	24	21	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	0	0	0	32	0	0	0
Zone 22	0	0	0	0	0	35	0	0
Zone 23	6	0	0	0	0	7	0	0
Zone 24	6	0	0	0	6	51	0	0
Zone 25	0	0	0	0	0	0	0	0
Zone 26	5	0	0	0	0	22	0	0
Zone 27	0	0	0	0	11	38	16	7
Zone 28	0	0	0	0	0	53	0	2
Zone 29	6	13	0	0	13	141	1	6
Zone 30	0	0	0	0	0	0	40	1
Zone 31	0	0	0	0	12	8	15	8
Zone 32	4	3	0	0	94	176	2	8
Zone 33	0	0	0	0	14	14	0	0
Zone 34	0	0	0	0	6	0	0	0
Zone 35	0	0	0	0	35	16	0	0
Zone 36	8	0	0	0	65	133	0	6
Zone 37	4	7	0	0	0	16	36	3
Zone 38	5	0	0	0	0	0	3	22
Zone 39	0	5	0	0	6	76	6	7
Montréal CMA	44	36	0	0	509	1,095	335	73

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Zone 1	0	0	0	0	209	85	86	4
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	217	401	0	0
Zone 4	0	0	0	0	0	0	0	3
Zone 5	0	0	0	0	10	270	0	0
Zone 6	19	3	0	0	135	177	156	0
Zone 7	14	35	0	0	142	370	112	7
Zone 8	0	0	0	0	33	149	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	11	0	0	0	40	5	0	0
Zone 11	0	0	0	0	93	51	1	0
Zone 12	0	0	0	0	48	202	12	0
Zone 13	44	0	0	0	110	679	185	7
Zone 14	48	37	0	0	120	245	0	0
Zone 15	0	3	0	0	0	0	0	0
Zone 16	0	0	0	0	286	56	15	111
Zone 17	0	0	0	0	856	1,581	375	4
Zone 18	0	0	0	0	81	292	58	4
Zone 19.1	0	5	0	0	66	11	0	0
Zone 19.2	0	16	0	0	0	424	0	0
Zone 20	0	0	0	0	12	0	0	0
Zone 21	0	0	0	0	83	44	0	0
Zone 22	22	14	0	0	140	261	6	0
Zone 23	27	24	0	0	141	497	101	113
Zone 24	59	45	0	0	125	198	52	340
Zone 25	20	19	0	0	22	36	3	2
Zone 26	9	0	0	0	87	176	152	11
Zone 27	35	28	0	3	190	270	176	221
Zone 28	45	40	0	0	238	346	100	74
Zone 29	98	45	0	0	158	451	13	71
Zone 30	28	0	0	0	90	135	63	20
Zone 31	29	46	0	0	197	220	539	157
Zone 32	74	68	0	0	396	627	99	95
Zone 33	0	0	0	0	270	221	98	70
Zone 34	9	17	0	4	54	338	34	44
Zone 35	10	8	0	0	191	145	31	10
Zone 36	29	20	0	0	179	661	2	359
Zone 37	69	28	0	0	82	142	84	36
Zone 38	28	4	0	0	112	41	72	148
Zone 39	99	64	0	0	234	255	57	55
Montréal CMA	826	569	0	7	5,447	10,062	2,682	1,966

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014	Oct 2015	Oct 2014
Zone 1	0	4	0	0	7	0	7	4
Zone 2	0	0	0	0	0	0	0	0
Zone 3	1	0	0	0	0	0	1	0
Zone 4	1	8	0	0	0	0	1	8
Zone 5	0	0	0	74	0	0	0	74
Zone 6	0	2	0	0	0	0	0	2
Zone 7	1	5	0	11	0	3	1	19
Zone 8	0	4	24	14	0	0	24	18
Zone 9	0	0	0	0	0	0	0	0
Zone 10	3	4	0	0	0	0	3	4
Zone 11	0	0	0	0	0	0	0	0
Zone 12	4	7	3	12	9	0	16	19
Zone 13	0	0	29	160	179	0	208	160
Zone 14	1	1	0	20	0	0	1	21
Zone 15	0	4	0	0	0	0	0	4
Zone 16	1	0	0	0	0	0	1	0
Zone 17	0	0	149	0	0	0	149	78
Zone 18	7	1	4	24	21	0	67	25
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	1	0	0	0	0	0	1	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	3	8	32	0	0	0	35	8
Zone 22	1	5	0	35	0	0	1	40
Zone 23	22	10	0	7	0	0	22	17
Zone 24	10	7	12	51	0	0	22	58
Zone 25	3	8	0	0	0	0	3	8
Zone 26	25	14	0	22	0	0	25	36
Zone 27	30	31	9	38	16	7	55	76
Zone 28	21	9	0	53	0	2	21	64
Zone 29	23	39	16	141	1	6	40	186
Zone 30	15	29	0	0	40	1	55	30
Zone 31	24	40	12	8	15	8	51	56
Zone 32	26	11	92	179	2	8	120	198
Zone 33	16	8	14	14	0	0	30	22
Zone 34	9	18	6	0	0	0	15	18
Zone 35	16	23	35	16	0	0	51	39
Zone 36	13	3	65	133	0	6	78	142
Zone 37	20	21	0	16	36	3	56	40
Zone 38	12	22	5	0	3	22	20	44
Zone 39	27	29	6	76	6	7	39	112
Montréal CMA	336	375	513	1,104	335	73	1,219	1,630

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - October 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Zone 1	9	9	209	85	86	4	304	98
Zone 2	0	4	0	0	0	0	0	4
Zone 3	2	2	217	401	0	0	219	403
Zone 4	11	29	0	0	0	3	11	32
Zone 5	0	2	10	270	0	0	10	272
Zone 6	20	7	135	177	156	0	311	184
Zone 7	23	31	142	392	112	7	277	435
Zone 8	4	5	33	149	0	0	37	154
Zone 9	0	3	0	0	0	0	0	3
Zone 10	30	26	40	5	0	0	70	31
Zone 11	7	1	89	51	1	0	97	52
Zone 12	20	51	48	202	12	0	137	253
Zone 13	51	6	106	676	185	7	342	689
Zone 14	61	53	120	245	0	0	181	298
Zone 15	10	31	0	0	0	0	10	31
Zone 16	2	2	286	56	15	111	303	169
Zone 17	1	0	856	1,581	375	4	1,289	1,663
Zone 18	13	5	75	292	58	4	181	344
Zone 19.1	1	7	66	11	0	0	67	18
Zone 19.2	2	16	0	424	0	0	2	440
Zone 20	0	0	12	0	0	0	12	0
Zone 21	32	28	83	44	0	0	115	72
Zone 22	41	43	140	261	6	0	187	304
Zone 23	100	99	155	505	101	113	356	717
Zone 24	140	125	131	206	52	340	323	671
Zone 25	92	81	17	36	3	2	112	119
Zone 26	136	141	87	176	152	11	375	328
Zone 27	333	367	182	272	176	224	691	863
Zone 28	143	188	255	366	100	74	498	628
Zone 29	280	249	195	451	13	71	488	771
Zone 30	159	222	99	135	63	20	321	377
Zone 31	295	468	197	220	539	157	1,031	845
Zone 32	177	172	419	692	99	95	695	971
Zone 33	68	78	270	221	98	70	436	369
Zone 34	88	117	54	342	34	48	176	507
Zone 35	164	197	191	149	31	10	386	356
Zone 36	93	99	177	659	2	359	272	1,117
Zone 37	221	155	95	142	84	36	400	333
Zone 38	151	194	127	41	72	150	350	385
Zone 39	362	335	230	261	57	55	649	651
Montréal CMA	3,342	3,648	5,548	10,196	2,682	1,975	11,721	15,957

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
October 2015	0	0.0	1	7.7	3	23.1	1	7.7	8	61.5	13	-	-
October 2014	0	0.0	0	0.0	1	3.7	6	22.2	20	74.1	27	-	-
Year-to-date 2015	0	0.0	3	3.0	12	12.1	14	14.1	70	70.7	99	-	727,125
Year-to-date 2014	1	0.8	1	0.8	3	2.4	22	17.9	96	78.0	123	-	-
Laval													
October 2015	0	0.0	3	21.4	0	0.0	3	21.4	8	57.1	14	-	-
October 2014	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	-	-
Year-to-date 2015	0	0.0	8	5.7	8	5.7	28	19.9	97	68.8	141	-	867,751
Year-to-date 2014	1	0.8	1	0.8	10	8.1	45	36.3	67	54.0	124	510,000	583,763
North Shore													
October 2015	0	0.0	12	13.6	24	27.3	29	33.0	23	26.1	88	400,000	491,037
October 2014	0	0.0	19	19.0	41	41.0	22	22.0	18	18.0	100	-	414,442
Year-to-date 2015	9	1.2	177	23.4	280	36.9	180	23.7	112	14.8	758	370,000	391,414
Year-to-date 2014	19	1.9	311	31.5	410	41.6	160	16.2	86	8.7	986	320,000	348,331
South Shore													
October 2015	0	0.0	7	9.5	26	35.1	21	28.4	20	27.0	74	-	435,128
October 2014	1	1.4	9	13.0	19	27.5	27	39.1	13	18.8	69	-	377,148
Year-to-date 2015	6	1.2	53	10.7	165	33.2	139	28.0	134	27.0	497	-	404,639
Year-to-date 2014	7	1.3	85	15.7	183	33.7	155	28.5	113	20.8	543	-	380,879
Vaudreuil-Soulanges													
October 2015	0	0.0	2	10.0	12	60.0	4	20.0	2	10.0	20	-	-
October 2014	10	27.8	12	33.3	4	11.1	4	11.1	6	16.7	36	-	-
Year-to-date 2015	0	0.0	41	21.9	54	28.9	44	23.5	48	25.7	187	-	334,966
Year-to-date 2014	21	9.6	49	22.4	48	21.9	40	18.3	61	27.9	219	625,000	465,503
Montréal CMA													
October 2015	0	0.0	25	12.0	65	31.1	58	27.8	61	29.2	209	420,000	454,099
October 2014	11	4.6	40	16.8	65	27.3	61	25.6	61	25.6	238	400,000	430,891
Year-to-date 2015	15	0.9	282	16.8	519	30.9	405	24.1	461	27.4	1,682	400,000	443,237
Year-to-date 2014	49	2.5	447	22.4	654	32.8	422	21.2	423	21.2	1,995	375,000	418,657

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2015						
Submarket	Oct 2015	Oct 2014	% Change	YTD 2015	YTD 2014	% Change
Zone 1	--	--	n/a	--	--	n/a
Zone 2	--	--	n/a	--	--	n/a
Zone 3	--	--	n/a	--	--	n/a
Zone 4	--	--	n/a	--	--	n/a
Zone 5	--	--	n/a	--	--	n/a
Zone 6	--	--	n/a	--	--	n/a
Zone 7	--	--	n/a	--	--	n/a
Zone 8	--	--	n/a	--	--	n/a
Zone 9	--	--	n/a	--	--	n/a
Zone 10	--	--	n/a	--	--	n/a
Zone 11	--	--	n/a	--	--	n/a
Zone 12	--	--	n/a	--	--	n/a
Zone 13	--	--	n/a	--	--	n/a
Zone 14	--	--	n/a	--	--	n/a
Zone 15	--	--	n/a	--	--	n/a
Zone 16	--	--	n/a	--	--	n/a
Zone 17	--	--	n/a	--	--	n/a
Zone 18	--	--	n/a	--	--	n/a
Zone 19.1	--	--	n/a	--	--	n/a
Zone 19.2	--	--	n/a	--	--	n/a
Zone 20	--	--	n/a	--	--	n/a
Zone 21	--	--	n/a	--	--	n/a
Zone 22	--	--	n/a	--	--	n/a
Zone 23	--	--	n/a	--	633,309	n/a
Zone 24	--	--	n/a	--	525,959	n/a
Zone 25	--	--	n/a	--	--	n/a
Zone 26	--	--	n/a	422,729	--	n/a
Zone 27	425,964	414,442	2.8	394,438	370,643	6.4
Zone 28	--	--	n/a	587,168	502,799	16.8
Zone 29	--	--	n/a	421,358	--	n/a
Zone 30	--	--	n/a	--	293,511	n/a
Zone 31	--	--	n/a	311,609	290,186	7.4
Zone 32	--	--	n/a	430,514	--	n/a
Zone 33	--	--	n/a	--	--	n/a
Zone 34	--	--	n/a	397,495	--	n/a
Zone 35	--	--	n/a	406,567	441,340	-7.9
Zone 36	--	--	n/a	--	--	n/a
Zone 37	--	--	n/a	--	--	n/a
Zone 38	--	--	n/a	--	298,250	n/a
Zone 39	--	--	n/a	334,966	465,503	-28.0
Montréal CMA	454,099	430,891	5.4	443,237	418,657	5.9

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3] Average Price[2] ($)	Last Four Quarters[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q3 2015	4,513	9,263	16,188	358,415	10.8	348,463	9.4
Q3 2014	4,258	9,670	16,431	345,368	11.6	335,965	9.5
% Change	6.0	-4.2	-1.5	3.8	n/a	3.7	n/a
YTD 2015	18,149	33,693	17,806	348,303	8.8	n/a	n/a
YTD 2014	16,969	33,926	17,381	337,250	9.2	n/a	n/a
% Change	7.0	-0.7	2.4	3.3	n/a	n/a	n/a
CONDOMINIUMS*							
Q3 2015	2,331	6,478	13,150	286,214	16.9	277,387	14.5
Q3 2014	2,353	6,427	12,489	273,667	15.9	266,697	14.1
% Change	-0.9	0.8	5.3	4.6	n/a	4.0	n/a
YTD 2015	8,878	22,325	13,723	274,798	13.9	n/a	n/a
YTD 2014	8,728	21,927	13,171	268,188	13.6	n/a	n/a
% Change	1.7	1.8	4.2	2.5	n/a	n/a	n/a
PLEX*							
Q3 2015	825	1,713	2,869	454,134	10.4	464,421	9.8
Q3 2014	724	1,777	2,944	454,507	12.2	452,345	10.1
% Change	14.0	-3.6	-2.5	-0.1	n/a	2.7	n/a
YTD 2015	2,852	5,759	3,088	463,060	9.7	n/a	n/a
YTD 2014	2,623	5,926	2,995	454,346	10.3	n/a	n/a
% Change	8.7	-2.8	3.1	1.9	n/a	n/a	n/a
TOTAL							
Q3 2015	7,680	17,488	32,296	342,195	12.6	337,292	11.0
Q3 2014	7,342	17,901	31,929	332,667	13.0	327,690	11.0
% Change	4.6	-2.3	1.1	2.9	n/a	2.9	n/a
YTD 2015	29,907	61,884	34,699	336,045	10.4	n/a	n/a
YTD 2014	28,343	61,862	33,614	329,229	10.7	n/a	n/a
% Change	5.5	0.0	3.2	2.1	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system
The Centris® system contains all the listings of Québec real estate brokers.
[2] Calculations: CMHC.
[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
October 2015

		Interest Rates			NHPI, Total, Montréal CMA 2007=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	117.0	121.5	2,027	8.0	66.6	816
	February	595	3.14	5.24	117.1	122.3	2,020	8.2	66.4	820
	March	581	3.14	4.99	117.1	122.6	2,021	7.9	66.2	828
	April	570	3.14	4.79	117.2	123.2	2,016	8.1	66.2	836
	May	570	3.14	4.79	117.3	123.5	2,011	8.1	66.0	836
	June	570	3.14	4.79	117.1	123.6	2,006	8.3	65.9	837
	July	570	3.14	4.79	117.2	123.5	2,006	8.7	66.1	835
	August	570	3.14	4.79	117.2	123.7	2,011	8.7	66.2	842
	September	570	3.14	4.79	116.9	123.8	2,017	8.5	66.2	839
	October	570	3.14	4.79	116.9	124.1	2,022	8.3	66.2	836
	November	570	3.14	4.79	116.9	123.8	2,026	8.3	66.2	832
	December	570	3.14	4.79	116.8	122.9	2,027	8.1	66.1	832
2015	January	570	3.14	4.79	116.9	122.9	2,028	7.8	65.9	833
	February	567	2.89	4.74	117.3	124.1	2,037	7.5	65.9	834
	March	567	2.89	4.74	117.3	124.8	2,043	7.5	66.1	832
	April	561	2.89	4.64	117.2	124.9	2,045	7.7	66.3	837
	May	561	2.89	4.64	117.1	125.4	2,041	8.3	66.5	836
	June	561	2.89	4.64	117.1	125.3	2,034	8.7	66.5	841
	July	561	2.89	4.64	117.3	125.3	2,039	8.9	66.8	845
	August	561	2.89	4.64	117.5	125.3	2,042	8.9	66.8	856
	September	561	2.89	4.64	117.7	125.3	2,048	8.7	66.8	863
	October	561	2.89	4.64		125.6	2,039	8.7	66.4	863
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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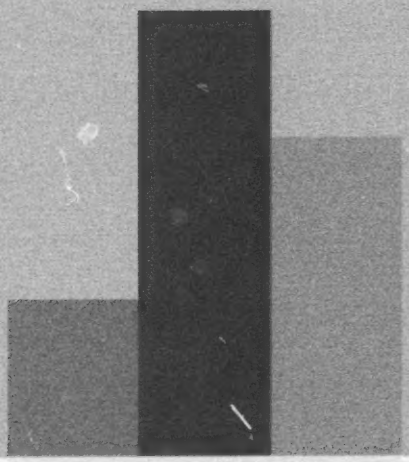

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